



Planning Commission Meeting Minutes

DATE: December 15, 2009

APPROVED BY: *ju3*

MINUTES OF THE LAKE COUNTY PLANNING COMMISSION December 15, 2009

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chairman Siegel called the meeting to order at 7:02 p.m.

ROLL CALL

The following members were present: Messrs. Klco (alt. for Troy), Morse, Schaedlich, Siegel, Webster (alt. for Brotzman), Zondag and Ms. Pesec. Staff present: Messrs. Boyd, Radachy, and Ms. Myers.

MINUTES

Mr. Schaedlich moved and Mr. Morse seconded the motion to approve the November 24, 2009 minutes.

Six voted "Aye."
One abstained.

FINANCIAL REPORT

Mr. Boyd informed the members that the Planning Commission had a good revenue month with the receipt of payments for the Mentor Comprehensive Plan and the Fairport Harbor consultant fees.

Mr. Morse moved and Mr. Schaedlich seconded the motion to approve the November, 2009 Financial Report.

All voted "Aye."

PUBLIC COMMENT

There was no comment from the public.

LEGAL REPORT

There was no legal representation present.

DIRECTOR'S REPORT

Mr. Boyd distributed a tentative 2010 meeting schedule for member review to be adopted in January, 2010. He commented that the member survey results from the beginning of the year showed that a 6:30 p.m. meeting start may be acceptable. Mr. Zondag said he would not be able to attend the next meeting.

ANNOUNCEMENT

There were no announcements

SUBDIVISION REVIEW

Concord Township – Re-Subdivision of S/L 23 in the Cali Woods No. 2 Subdivision

Mr. Radachy stated this is a lot split plat to be considered in Cali Woods No. 2. Our Regulations now require lots split in an approved subdivision to be platted and approved by the Planning Commission. It consisted of two lots. One is one acre and the other is one and a half acres of land. The preliminary plan was approved in 1996 and the plat was recorded in 1997. There is currently a house on the property. The new lot will be serviced by sanitary sewers. Per the Utility Department, both lots have sewer available.

The following stipulations and comments were submitted:

Staff Stipulations:

1. Name of the Subdivision shall be provided. *Article III Section 10(E)(4)(a)(i)*
2. New subplot numbers shall be provided. Sublot 27A and Sublot 27B would be acceptable. *Article III Section 10 (E)(4)(b)(v)*
3. Acknowledgement is needed from the property owners that they are dedicating two new sublots. *Article III Section 10(E)(4)(a)(vi)*
4. Add Secretary to the title of Jason Boyd's signature line. *Article III Section 10(E)(4)(a)(iii)*
5. The application submitted by the property owner states that he intends to connect the vacant lot to sanitary sewer and keep the current home on its HSDS. If future property owners wish not to connect to the sanitary sewer and use a HSDS on the property, they would need approval from the Health District. *Article III Section 10(E)(4)(c)(iii)*

Stipulations from Other Agencies:

1. Show State Plane Coordinates on a minimum of two monuments, indicate datum, and combined scale factor – exception can be made on this requirement if the original page has this information. *Co. Engineer Dept*
2. Please be advised that the lot split for the property at 7599 Sarah Lee Drive in Concord will eliminate the required sewage system duplication area. The Health District understands that a sanitary sewer exists on Sarah Lee at this address; however, there is no tee and/or lateral for the property. Please be advised that the Health District could consider the sanitary sewer in lieu of a duplication area. In the event of a sewage system malfunction, the property owner would be required to connect to the sanitary sewer since no adequate area will exist for a replacement area once this lot is split. Lake County Department of Utilities has indicated this property would be permitted to connect to the sewer when needed. *L.C. Health Dept.*

Comments:

1. Add "Planning" to Director and "County Engineer" after Jim Gills' name. *Co. Engineer Dept.*

2. Lake County Utilities submitted forms stating that sanitary sewer and central water are available for both lots.

The Health Department allowed the elimination of the required sewage system duplication area on the existing lot, but if the septic system fails, they will be required to tie into the sewer. There were five staff stipulations that concerned mostly language items.

Mr. Zondag questioned if there was enough property for entrances and exits. He was told they could go 10 feet off the property line by our Regulations, but the Township zoning will allow them right on the property line.

Mr. Morse was concerned about the current homeowner, after many years, now having a house in his front yard. He was informed that this Subdivision was initially laid out totally with septic systems and now there are sanitary sewers there. These lots were kept larger because of the need for septic.

Mr. Schaedlich moved to approve the re-subdivision of Sublot 23 in the Cali Woods No. 2 Subdivision and Mr. Morse seconded the motion.

All voted "Aye".

Subdivision Activity Report

Mr. Radachy reported that staff met with people from Century Bank, the new owners of the Maplevue Subdivision off Richmond Road near S.R. 2. They are currently trying to find a new developer for the project. The Subdivision consists of three lots. Two are for retail and one is for condominiums. They have no intention of finishing the project at this time. They will take care of some minor site issues.

LAND USE AND ZONING REVIEW

There was no land use and zoning to report.

REPORTS OF SPECIAL COMMITTEES

There were no reports of special committees.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

Ms. Pesec asked about the subdivision pre-application meeting held last month and Mr. Radachy stated the meeting was on the afore-mentioned lot split plat.

NEW BUSINESS

2010 Officer Nomination Committee

The Chairman appointed Ms. Pesec, Mr. Schaedlich and Mr. Morse to be on the 2010 Officer Nomination Committee to meet about 6:30 p.m. prior to the Planning Commission meeting in January, 2010. Mr. Boyd reminded them that the Chairman, Vice-Chair and Secretary positions are to be considered.

PUBLIC COMMENT

Mr. Jim Pegoraro of Land Design asked for instructions on what they needed to do next. Mr. Radachy offered to explain their next steps to complete the filing of the lot split plat to him after the meeting.

ADJOURNMENT

Mr. Morse moved and Mr. Schaedlich seconded the motion to adjourn the meeting.

All voted "Aye."

The meeting adjourned at 7:15 p.m.